



Wilson County Development Services **Codes & Zoning Department**

Deputy Building Inspector

Chris Richardson

(615) 604-5053

Building & Zoning Inspector

Brian Farris

(615) 210-7850

Building & Zoning Inspector

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Inspection Information **(Homes & Additions)**

Below is a general overview of the inspection process. However, the inspectors reserve the right to request additional information and/or require more in-depth inspections of the related project as they deem necessary throughout the duration of the construction project. Please be advised, inspectors have 72 business hours to conduct inspections. However, inspections may be performed sooner if scheduling allows.

- 1) **Setback Inspection (if necessary)** – If the permitted lot under construction is less than 5 acres, and a stamped surveyed plot plan was not provided at the time of application, a setback inspection will be required before footings can be dug and inspected. Before this inspection, the area of construction must be marked in some way, and the property lines must be strung to be easily identified by the inspector. If the setback measurements from property lines that were reported at the time of permit application have more than a 5' variance, the permit will **NOT** be posted on site until the measurements either match the information provided at application or the office is notified of the accurate measurements. A fee of \$75.00 will be imposed for a failed setback inspection.
- 2) **Footing Inspection** – There must be 2 runs minimum of #4 rebar, with a minimum of 3" clearance from bottom and in corner. Ditches should be free of debris, including clods, rocks, roots, and vegetation.
- 3) **Foundation Inspection (prior to placing any framing members on foundation)** – CMU walls should be at their final elevation with all piers in place. CMU piers/foundation walls cannot exceed 10' when supporting drop girders and primary structure, unless engineered. The top 4" of piers must be cap block or filled with mortar/cement. Anchor bolts/ties must be installed, and they must begin no less than 3.5" and no more than 12" from corner, and they must be spaced 6' OC thereafter. Porches need to be marked S (swung) or F (filled) as well.
- 4) **Framing/Plumbing/Mechanical/Rough-In Electric Inspection** – Our office must have a copy of the passed rough-in State Electrical inspection on file prior to this inspection. Plumbing must be tested with a minimum of 50 psi, and DWV with a minimum of 5 psi. We recommend performing head tests. These can be done by placing standpipes and charging the system with water. 10' standpipes are required on slabs, and 3' standpipes are on all homes at the highest fixture. All mechanical components that would be covered by interior finishes, as well as attic ducting, must be installed before this inspection. Fire blocking, proper support paths, hangers, and various framing components will be observed at this time.
- 5) **Insulation Inspection** – Proper caulking should be applied by this time. Interior walls should be lined with R-13 insulation, sloped ceilings should be lined with R-30, and any batted flat ceilings should be lined with R-38 at this time.
- 6) **Final Inspection (Certificate of Compliance and/or Occupancy)** – Underfloor and attic insulation will be verified, and all safety measures should be in place at this time. Smoke detectors should be interconnected and functioning, handrails should be installed, guards should be in place, window limiters should be in place (if required), and protective bollards should be present. By the time this inspection takes place, any and all corrections that were required throughout the inspection process should be completed. If not, the Certificate of Compliance and/or Occupancy will **NOT** be issued.



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Re-Inspect Fees

Fees must be paid in office prior to requesting a re-inspection.

- 1st Failed Inspection - \$75.00
- 2nd Failed Inspection - \$150.00
- 3rd Failed Inspection - \$300.00 – A stop work order will be placed on site until corrections have been made.

6.20.01 Building Permit Required - It shall be unlawful to commence excavation for the construction of any structure including accessory structures, or to commence the moving or alteration of any structure including accessory structures, until the Building Inspector has issued a building permit for such work. The building permit fee schedule shall be set by the Wilson County Commission.

In the event that construction or excavation work has begun by an individual, partnership, or corporation prior to obtaining a building permit, and a permit is then applied for, either voluntarily or at the request of the Building Inspector, a letter of warning shall be issued for the first incidence of non-compliance by the person, partnership, or corporation. For any subsequent incidence of non-compliance, the building permit fee shall be doubled.

6.20.02 Issuance of a Building Permit - In applying to the Building Inspector for a building permit, the applicant shall submit a dimensional sketch or a scale plan indicating the shape, size and location of all structures to be erected, altered, or moved, and of any structures already on the lot. The applicant shall also state the existing and proposed use of all such structures and supply such other information as may be required by the Building Inspector for determining whether the provisions of this regulation are being observed. If the proposed excavation or construction as set forth in the application is in conformity with the provisions of this regulation and any required State of Tennessee Department of Environment and Conservation approval has been obtained, the Building Inspector shall, within three (3) days, issue a building permit for such excavation and/or construction. If a building permit is refused, the Building Inspector shall state such refusal in writing with the cause. [resolution 07-7-4]

The issuance of a building permit shall in no case be construed as waiving any provision of this regulation.

A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein.